

1 BILL NO. R-84-09-13

2 DECLARATORY RESOLUTION NO. R-110-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 September 11, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Block 12, Sec. C, Engle Ridge
12 Industrial Park, Allen County,
Indiana;

13 said property more commonly known as 4329 Arden Drive, Fort Wayne,
14 Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

1 Page Two

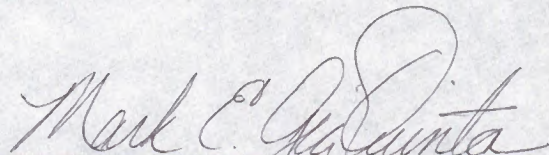
2
3 commendation from said department concerning the
4 advisability of designating the above designated
5 area an "Economic Revitalization Area";

6 (c) Common Council shall publish notice in accordance
7 with I.C. 5-3-1 of the adoption and substance of
8 this Resolution and setting this designation as an
9 "Economic Revitalization Area" for public hearing;

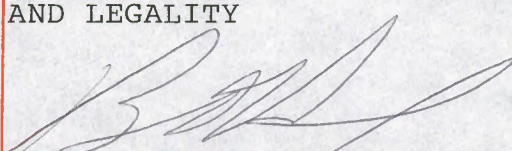
10 (d) If this Resolution involves an area that has al-
11 ready been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be re-
13 ferred to the Fort Wayne Redevelopment Commission
14 and said designation as an "Economic Revitalization
15 Area" shall not be finally approved unless said
16 Commission adopts a resolution approving the peti-
17 tion.

18 SECTION 2. That this Resolution shall be subject to
19 being confirmed, modified and confirmed or rescinded after public
20 hearing and receipt by Common Council of the above described re-
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25
26 
27 Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30 
31 Bruce O. Boxberger, City Attorney
32

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Jim Quarta, seconded by Jim Quarta, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-25-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-110-84

on the 25th day of September, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of September, 1984, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of September, 1984, at the hour of 3:00 o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant SEAMCO - ANTI PHON, INC
2. Owner(s) Same
3. Address of Owner(s) 4329 ARDEN DR.
FORT WAYNE, INDIANA
4. Telephone Number of Owner(s) (219) 432-6425
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 4329 Arden Dr
Fort Wayne, IN.
7. Telephone number of Applicant () 432-6425
8. Address of Property Seeking Designation 4329 Arden
9. Legal Description of Property Proposed for Designation (may be attached)
Block 12, Sec C, Engle Ridge Indus-
trial Park, Allen County, In.

10. Township Wayne
11. Taxing District City of Fort Wayne
12. Current Zoning M-2
13. Variance Granted (if any) NONE
14. Current Use of Property
- a. How is property presently used?
- Warehousing / Manufacturing
- b. What is the condition of any structures on property?
- Fair
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate NEW
16. Amount of Personal Property Taxes Owed During the Immediate Past Year
17. Description of New Manufacturing Equipment to be installed on the Real Estate COATING LINE
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment?
- Immediately after completion of proposed expansion
12-20-84
- b. When is installation expected to be completed? 6-5-85
19. Cost of new manufacturing equipment? \$ 200,000 anticipated

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? _____ Yes (/) _____ No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 10

b. What is the nature of those jobs? Production

c. Anticipated time frame for reaching employment level stated above?

4 months

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Given the economic conditions of this area,
this

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Will create jobs

for additional production employees

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

26. Zoning Restrictions

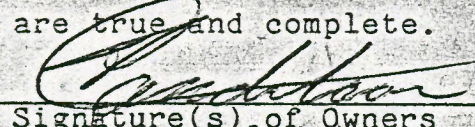
Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

COMPLETED

I hereby certify that the information and representation on this Application are true and complete.



Signature(s) of Owners

8/10/84

Date

8/20/84

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Equipment to be installed: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing _____

Approved or Denied? Date: _____

Allocation Area: _____



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant SEAMCO - ANTIPHON, INC.
2. Owner(s) JAMES R. MUTTON
3. Address of Owner(s) 6012 5612 ILLINOIS Rd
Fort Wayne, IN. 46804
4. Telephone Number of Owner(s) (219) 432-9438
5. Relationship of Applicant to Owner(s) if any LESSEE
6. Address of Applicant SEAMCO - ANTIPHON
4329 ARDEN Dr
Fort Wayne, IN.
7. Telephone number of Applicant (219) 432-6425
8. Address of Property Seeking Designation 4329 Arden Dr.
9. Legal Description of Property Proposed for Designation (may be attached)
Block 12, Sec. C, Eagle Ridge Indus-
trial Park, Allen County, INDIANA
10. Townwhip Wayne
11. Taxing District City of Fort Wayne

12. Current Zoning M-2
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Ware house /
Manufacturing
- b. What Structure(s) (if any) are on the property? Existing 20,000 sq ft
Proposed Expansion - 12,500 Sq ft.
- b. What is the condition of this structure/these structures? Existing Structure - fair
15. Current Assessed Value of Real Estate
- a. Land \$2,500.00
- b. Improvements \$46,800.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$ 2753.96
17. Description of Proposed Improvements to the Real Estate
12,500 sq ft of warehousing / manu-
facturing
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
9 / 19 / 84
- b. When is completion expected? 12-20-84
19. Cost of Project (not including land costs) \$ 170,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? Anticipate 10

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____

Production

c. Anticipated time frame for reaching employment level stated above?

1 month after completion of projected expansion.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

NONE

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Given the economic conditions of this area,
this proportionate relief of property taxes
makes this addition most desirable.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will create

jobs for additional production employees.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ X NO

26. Financing on Project

What is the status of financing connected with this project?

COMPLETED

I hereby certify that the information and representation on this Application are true and complete.

James L. Miller
Signature(s) of Owners

8/20/84
Date

Seanco - Telephone Line

By Pandey

Engineering Manager

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-09-13

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Seamco-Antiphon, Inc.)EFFECT OF PASSAGE Buildings that are presently used for warehousing and
manufacturing will be expanded creating jobs for additional production
employees.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$200,000.00, anticipatedASSIGNED TO COMMITTEE (PRESIDENT)